



Staff Report to the Weber County Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for final approval of The Chalets at Ski Lake Phase 6 (14 lots) including a financial guarantee for subdivision improvements in the amount of \$874,799.66

Agenda Date: Tuesday, May 07, 2013

Applicant: Valley Enterprise Investment Company, LLC

File Number: UVC 040512

Property Information

Approximate Address: 6000 East Quail Lane

Project Area: 15.5 Acres

Zoning: Forest Valley 3 Zone (FV-3)

Existing Land Use: Agriculture

Proposed Land Use: Residential Subdivision

Parcel ID: 20-035-0002, 20-035-0071, 20-035-0072

Township, Range, Section: T6N, R1E, NE ¼ of Section 23

Adjacent Land Use

North: Agriculture	South: Residential
East: Residential	West: Agriculture

Staff Information

Report Presenter: Sean Wilkinson
swilkinson@co.weber.ut.us
801-399-8765

Report Reviewer: JG

Applicable Ordinances

- Weber County Subdivision Ordinance
- Weber County Zoning Ordinance Chapter 12B (FV-3 Zone)

Background

The Chalets at Ski Lake received preliminary approval in 1999 as a cluster subdivision with an overall density based on one unit per acre in conjunction with open space. Five of the eight phases in the subdivision have been recorded and final approval is now being requested for Phase 6. Based on an agreement with the Weber County Commission the applicant has until January 22, 2016 to record the remaining phases in The Chalets at Ski Lake Subdivision, or the preliminary approval of the remaining phases becomes void and the density decreases from one unit per acre to one unit per three acres.

The Chalets at Ski Lake Phase 6 consists of 14 lots on 15.5 acres with approximately 6 acres of open space. Phase 6 also has several new roads including Nighthawk Lane which is a stub road to adjacent property west of the Chalets at Ski Lake Development. Previously, a private gate was proposed where the extension of Quail Lane ends adjacent to Lot 38 and Quail Hollow and Hawks Lane which were beyond the gate were proposed as private roads. However, the developer has now eliminated the gate and all of the roads will be public. This is the only change that has been made to the subdivision since the Ogden Valley Planning Commission recommended approval, and Phase 6 complies with the zoning requirements under which it was granted preliminary approval. Culinary Water is provided by Lakeview Water Corporation and Wastewater service is provided by Mountain Sewer Corporation. Pathways for the entire subdivision were approved on the preliminary plan and a small section of pathway is located in Common Area "K". All of the review agency comments have been addressed. The developer has established an escrow in the amount of \$874,799.66 for subdivision improvements.

Summary of County Commission Considerations

- Does this subdivision meet the requirements of applicable County Ordinances?

Conformance to the General Plan

Subdivisions that meet the requirements of applicable County Ordinances conform to the General Plan. This subdivision addresses water, wastewater, roads, and other issues which are discussed in the General Plan.

Planning Commission Recommendation

The Ogden Valley Planning Commission unanimously recommended final approval of The Chalets at Ski Lake Phase 6 on May 22, 2012.

Staff Recommendation

Staff recommends approval of The Chalets at Ski Lake Phase 6, including a financial guarantee for subdivision improvements in the amount of \$874,799.66, based on its compliance with applicable County Ordinances.

Exhibits

- A. The Chalets at Ski Lake Phase 6 Subdivision Plat
- B. Subdivision Improvement Cost Estimate
- C. Ogden Valley Planning Commission Minutes – May 22, 2012

Location Map



Exhibit B

UTILITY CONSTRUCTION PROPOSAL
THE CHALETs AT SKI LAKE PHASE 6
WEBER COUNTY, UTAH

(14 Lots)
March 2012

DEVELOPER: Ray Bowden

ENGINEER'S ESTIMATE

\$874,799.66 / 14 Lots = \$62,486 Per Lot

PROPOSAL

I (We), the undersigned Contractor propose to do the following described work in strict compliance with the Standard Weber County Standards and Technical Specifications at the prices shown. The Contractor shall be licensed to perform such work by the State of Utah and Weber County. The Contractor shall also provide sufficient insurance to hold the owner free from all liabilities. The Contractor shall furnish guarantee that the improvements contemplated by this proposal will remain in good condition for the one year period from the date of acceptance by Weber County. The determination of the necessity for repairs to restore the improvement to good condition rests entirely with the Owner. S

<u>SECTION I</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>TOTAL AMOUNT</u>
<u>Streets</u>			
1. Furnish and install Combo Signs (Stop Sign and Address)	2 ea	\$ <u>150.00</u> ea	\$ <u>300.00</u>
<u>Water</u>			
1. Furnish and install 10-inch C900 P.V.C. Pipe Watermain (Class 200)	1,486 lf	\$ <u>25.00</u> lf	\$ <u>37,150.00</u>
2. Furnish and install 8-inch C900 P.V.C. Pipe Watermain (Class 200)	158 lf	\$ <u>22.00</u> lf	\$ <u>3,476.00</u>
3. Connect to existing Pipe	1 ea	\$ <u>1,000.00</u> ea	\$ <u>1,000.00</u>
4. Connect to existing water tank	0 ea	\$ <u>1,500.00</u> ea	\$ <u>.00</u>
5. Furnish and construct 8 inch Fire Hydrants with Aux. Valve, Box and Pipe to main, including Tee, Complete Unit	4 ea	\$ <u>4,000.00</u> ea	\$ <u>16,000.00</u>
6. Service Connections complete	14 ea	\$ <u>1,000.00</u> ea	\$ <u>14,000.00</u>
7. Furnish and install 8 inch Gate Valve	1 ea	\$ <u>1,400.00</u> ea	\$ <u>1,400.00</u>
8. Furnish and install 10 inch Gate Valve	2 ea	\$ <u>1,800.00</u> ea	\$ <u>3,600.00</u>
9. Furnish and install 2" Blowoff in Vault	0 ea	\$ <u>1,000.00</u> ea	\$ <u>.00</u>
10. Furnish and install Air Relief Valve	1 ea	\$ <u>2,000.00</u> ea	\$ <u>2,000.00</u>
11. Furnish and install vault for future PRS	0 ea	\$ <u>5,000.00</u> ea	\$ <u>.00</u>
12. Test and Chlorinate	LUMP SUM	\$ <u>2,000.00</u> ls	\$ <u>2,000.00</u>
13. Arsenic Removal - Peterson Well (If Needed)	LUMP SUM	\$ <u>90,000.00</u> ls	\$ <u>90,000.00</u>
		SUB TOTAL	\$ <u>170,626.00</u>
SECTION I		SUB TOTAL	\$ <u>170,926.00</u>

	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>TOTAL AMOUNT</u>
<u>SECTION II</u>			
<u>Sewer</u>			
1. Furnish and install 8 inch Sanitary P.V.C Sewer Main	925 lf	\$ 25.00 lf	\$ 23,125.00
2. Furnish and install 5 foot Diameter Manhole	0 ea	\$ 2,500.00 ea	\$.00
3. Furnish and install 4 foot Diameter Manhole	5 ea	\$ 2,300.00 ea	\$ 11,500.00
4. Connect to existing Sanitary Sewer Main	2 ea	\$ 1,000.00 ea	\$ 2,000.00
5. Furnish and install Service Connections (complete)	14 ea	\$ 1,000.00 ea	\$ 14,000.00
6. Temp end - Plug	0 ea	\$ 250.00 ea	\$.00
7. Video and Test	LUMP SUM	\$ 2,000.00 ls	\$ 2,000.00
		SUB TOTAL	\$ 52,625.00

SECTION III

Grading and Paving

1. Fine grading of Streets to Sub-Base Grade, surplus material to fill on Lots (1684 L.F.)	LUMP SUM	\$ 5750.00 ls	\$ 5,750.00
3. Furnish and install Crushed Gravel Untreated Base Course (14 inch thick)	5,934 sy	\$ 18.38 sy	\$ 109,066.92
4. Furnish and install Oil Mulch Paving (3 inch thick)	5,934 sy	\$ 16.00 sy	\$ 94,944.00
5. Furnish and install Seal Coat	5,934 sy	\$ 2.50 sy	\$ 14,835.00
6. Furnish and install 24 inch wide rolled concrete curb and gutter with 4 inch gravel sub-base	1,882 lf	\$ 13.00 lf	\$ 24,466.00
7. Grading/Reshaping Detention Pond Area (For Pond serving Phase 5)	385 cy	\$ 12.00 cy	\$ 4,620.00
8. Geofabric Mirafi	5,934 sy	\$ 3.00 sy	\$ 17,802.00
9. Construct Turnaround	LUMP SUM sy	\$ 2,500.00 ls	\$ 2,500.00
		SUB TOTAL	\$ 273,983.92

SECTION IV

Storm Drain

1. Furnish and install Catch Basin (rural)	10 ea	\$ 1300.00 lf	\$ 13,000.00
2. Furnish and install 4 foot diameter manhole with Catch Basin (rural)	0 ea	\$ 2200.00 ea	\$.00
3. Furnish and install 15 inch CP	1,410 lf	\$ 24.00 lf	\$ 33,840.00
4. Furnish and install 18 inch RCP	16 lf	\$ 27.00 lf	\$ 432.00
5. Furnish and install 12 inch RCP	0 lf	\$ 21.00 lf	\$.00

Storm Drain Continued

6. Connect to existing Storm Drain	2 ea	\$ 300.00 ea	\$ 600.00
7. Temporary end plug	0 ea	\$ 150.00 ea	\$.00
		SUB TOTAL	\$ 47,872.00

SECTION V

Trenching

1. Coordinate and provide trenching for Power, Cable TV and Telephone as needed (Verify with Utility Companies)	3,368 lf	\$ 2.00 lf	\$ 6,736.00
		SUB TOTAL	\$ 6,736.00

SECTION VI

Trail Sytem

1. Const. 2' Wide Bark Mulch Trail System	1,119 lf	\$ 5.00 lf	\$ 5,595.00
2. Const. 2' Wide Weed Barrier under Bark Mulch	1,119 lf	\$ 0.50 lf	\$ 559.50
		SUB TOTAL	\$ 6,154.50

SECTION VII

Water lines through Ph 7 to be Constructed if Ph 7 is not built concurrently with Phase 6

1. Furnish and install 10-inch C900 P.V.C. Pipe Watermain (Class 200)	5,413 lf	\$ 25.00 lf	\$ 135,325.00
2. Connect to existing Pipe	3 ea	\$ 1,000.00 ea	\$ 3,000.00
3. Connect to existing water tank	1 ea	\$ 1,500.00 ea	\$ 1,500.00
4. Furnish and install 8 inch Gate Valve	2 ea	\$ 850.00 ea	\$ 1,700.00
5. Furnish and install 10 inch Gate Valve	5 ea	\$ 1,000.00 ea	\$ 5,000.00
6. Furnish and install Air Relief Valve	2 ea	\$ 2,000.00 ea	\$ 4,000.00
7. Furnish and install Drain Valve	1 ea	\$ 1,000.00 ea	\$ 1,000.00
8. Test and Chlorinate	LUMP SUM	\$ 3,000.00 ls	\$ 3,000.00
		SUB TOTAL	\$ 154,525.00

Sewer Outfall lines through Ph 7 to be Constructed if Ph 7 is not built concurrently with Phase 6

1. Furnish and Install 8 inch Sanitary P.V.C Sewer Main	2,362 lf	\$ <u>25.00</u> lf	\$ <u>59,050.00</u>
2. Furnish and Install 5 foot Diameter Manhole	1 ea	\$ <u>2,500.00</u> ea	\$ <u>2,500.00</u>
3. Furnish and Install 4 foot Diameter Manhole	8 ea	\$ <u>2,300.00</u> ea	\$ <u>18,400.00</u>
4. Temp end - Plug	2 ea	\$ <u>250.00</u> ea	\$ <u>500.00</u>
5. Video and Test	LUMP SUM	\$ <u>2,000.00</u> ls	\$ <u>2,000.00</u>
		SUB TOTAL	\$ <u>82,450.00</u>
		SECTION VII SUBTOTAL	<u>236,975.00</u>

TOTAL OF SECTION I	\$ <u>170,926.00</u>
TOTAL OF SECTION II	\$ <u>52,625.00</u>
TOTAL OF SECTION III	\$ <u>273,983.92</u>
TOTAL OF SECTION IV	\$ <u>47,872.00</u>
TOTAL OF SECTION V	\$ <u>6,736.00</u>
TOTAL OF SECTION VI	\$ <u>6,154.50</u>
TOTAL OF SECTION VII	\$ <u>236,975.00</u>
 TOTAL OF ALL SECTIONS	 \$ <u>795,272.42</u>
PLUS 10% CONTINGENCY	<u>79,527.24</u>
GRAND TOTAL	\$ <u>874,799.66</u>

Work May Be Awarded On Any Or All Sections.

 Contractor's State License No.

 Contractor

 Type of License

 By

 Insurance Agent

 Address

 Phone

Exhibit C

Minutes of the Ogden Valley Township Planning Commission meeting held May 22, 2012 in the Weber County Commission Chambers, commencing at 5:00 p.m.

Present: Kevin Parson, Chair; Greg Graves, John Howell, Laura Warburton, Dennis Montgomery

Absent/Excused: Ann Miller, Pen Hollist

Staff Present: Rob Scott, Director; Ben Hatfield, Planner; Sean Wilkinson, Planner; Chris Allred, Legal Counsel; Sherri Sillitoe, Secretary

Pledge of Allegiance

Roll Call

1. Minutes:

Chair Parson declared the minutes of the March 27, 2012 meeting and the May 01, 2012 minutes approved as written and the April 24, 2012 meeting minutes as amended by Commissioner Warburton and Commissioner Howell.

2. Consent Agenda:

- a. UVC 092011 Consideration and action on a request for final approval for the Two Saddles View Subdivision (2 lot) located at approximately 5400 N North Fork Park Road, Liberty (Garth Tesch, Applicant)
- b. Consideration and action on a request for final approval for the CTM Subdivision (2 lot) located at approximately 2875 E 5900 N, Liberty (Cody Todd Montgomery, Applicant)
- c. Consideration and action on a request for final approval of the Rex Mumford Subdivision 1st Amendment (2 lot) and a recommendation for the vacation of the Rex Mumford Subdivision located at approximately 8115 E 500 S, Huntsville (Rex Mumford, Applicant)
- d. Consideration and action on a request for final approval of The Legends at Hawkins Creek 2nd Amendment Subdivision (1 lot) and a recommendation for the vacation of lots 25 of The Legends at Hawkins Creek Subdivision including all public utilities therein located at approximately 6548 Chaparral Road, Huntsville (Stanley Berniche, Applicant)
- e. Consideration and action on a request for final approval for the Cross Ranch Subdivision (1 lot) located at approximately 7300 E Stoker Lane, Huntsville (Craig Cross, Applicant)

[3.1 UVC 040512a Consideration and action on a request for final approval of The Chalets at Ski Lake Phase 6 (14 lots) located at approximately 6000 E Quail Lane, (Valley Enterprise Investment Company, LLC, Applicant)

3.2 UVC 040512b Consideration and action on a request for final approval of The Chalets at Ski Lake Phase 7 (14 lots) located at approximately 6000 E Hawks Lane (Valley Enterprise Investment Company, LLC, Applicant)

Steve Clarke, Eden, noticed that the staff report for the first two subdivisions indicated that no report had been received from Weber Pathways regarding trails and the other three reports did not even mention trails. Would that requirement be included prior to final approval? Ben Hatfield said that since the merger of Ogden Valley and Weber Pathways, staff has not been receiving reviews from Weber Pathways for subdivisions. The subdivisions tonight are all on roads where trails or sidewalk would be located in the right of way rather than on private property. Steve Clarke said that per the Ogden Valley ordinance, Weber Pathways should be asked for their review. Presently the person who had been doing those reviews has been dealing with an aging mother but the Planning Division staff should ask him for his input.

Sean Wilkinson said Weber Pathways is one of the county's reviewing agencies. During the staff's review, they carefully look at the Pathways Ordinance to determine if the project complies. In the case of the Chalets at Ski Lake, pathways were shown on the overall plan approved in 1998 and they will be built as shown on the preliminary plan.

Ralph Hansen, a neighbor, indicated his concern about the Craig Cross Subdivision and the County road leading to the potential home that the county has not maintained. You cannot get a tractor down the road due to fallen trees in front of Mr. Cross' home site that the county has not removed and he wonders what the County would do with their obligation? Ben Hatfield said Stoker Lane is a substandard county road and a substandard road agreement would need signed. Chair Parson asked Ben Hatfield who was responsible to maintain the road, and Mr. Hatfield replied that the County is responsible. Commissioner Warburton asked if the substandard road designation mean substandard maintenance. She also asked whom the neighbors would contact to find out about the road and Ben Hatfield replied that they could contact the County Engineer.

Commissioner Howell asked how many homes would be built and it was reported that one new home would be built and that there are four existing houses on the east side and three on the west.

MOTION: Commissioner Warburton moved that Agenda Items 3.1 and 3.2 be moved to the Consent Agenda. Commissioner Graves seconded the motion. Motion Carried (5-0).

Ben Hatfield indicated that roads are built when people want to develop and the County requires them to put in certain improvements. In this case, there is an existing road and nobody has chosen to develop along it except at the end of the road. This applicant is somewhat in the middle and he is requesting that he be not required to develop the entire length of the road at this time. He will need to participate in the improvements in front of the lot when the County brings the map up to County standards.

Rob Scott said the Planning Division, the Roads Division and the Weber County Engineering Division are under the Weber County Operations Umbrella. The Roads Division and the Weber County Engineering Division go hand in hand regarding the road maintenance and improvements for the county roads.

Steve Clarke said his question is if they approve a lot for a residence, should the road be brought up to county standards or is it at the time the home is constructed.

Commissioner Graves said this is a one-lot subdivision not connected to any improvement on either side. If there is a concern about maintenance on that road, the County Road Department should be contacted. Commissioner Warburton asked who should someone contact at the road department, and Rob Scott indicated that someone could call him and he can give the contact information for Kelly Hipwell at the County Road Department.

Ralph Hansen asked when he decides to build across the road, would he be responsible to improve the entire road, and Commissioner Graves said the county would determine the responsibility.

MOTION: Commissioner Warburton moved to approve the Consent Agenda Items. Commissioner Montgomery seconded the motion. Motion carried (5-0).

New Business:

3.3 UVH 050412 and SUBVAC 05-1

Consideration and action on a request for final approval of Hidden Haven Cove Subdivision and a request to vacate Lots 1, 2, and 4 of Hidden Haven Estates Subdivision and Lots 9 through 12 of Hidden Haven Estates Subdivision Lot 3 1st Amendment located at approximately 6250 E 1600 N (Randy & Steffnie Shepherd and Nicole Ashton, Applicants)

Sean Wilkinson presented a staff report and indicated that Hidden Haven Cove Subdivision is an amended subdivision which is replacing Hidden Haven Estates Subdivision Lots 1, 2, and 4 and Hidden Haven Estates Subdivision Lot 3 1st Amendment consisting of 4 lots. The original boundaries from these subdivisions remain the same and no additional lots are being created. However, Lot 4 of Hidden Haven Estates is being designated as common area and the existing dwelling on the lot will be used as a clubhouse.